

2. PUBLIC PARTICIPATION

Introduction

The County conducted an extensive public outreach and participation effort for the Housing Element update, including formation of a steering committee, stakeholder workshops, community workshops, stakeholder interviews, distribution of informational brochures, a survey on housing issues, and public hearings at the Planning Commission and Board of Supervisors.

Steering Committee

The County formed a Housing Element Steering Committee to provide input, review, technical assistance, and guidance on the Housing Element update. The Committee consisted of members with involvement and expertise in housing-related issues, and representatives of constituencies directly impacted by County housing and development issues. The Committee members included:

Randy Lamb	Lamb Partners, LLC
Linda Lopez	County Housing and Community Development Committee
Kent Mickelson	Center for Independence of the Disabled
David Mineta	County Resident
Chris Mohr/Greg Richane	Housing Leadership Council of San Mateo County
Laura Peterhans	Peninsula Interfaith Action
Dave Pine	San Mateo Union High School District Board Director
Richard Reisman	Home Partners LLC
Lennie Roberts	Committee for Green Foothills

The Steering Committee met eight times throughout 2009 and early 2010, to review outreach and participation strategies, offer technical expertise on housing issues, help increase public participation, provide input on housing needs, propose policies, review materials, and provide other feedback on the County's update strategies and on the revised housing element.

A number of Steering Committee members also participated in the stakeholder workshops and the larger community workshops held by the County. Committee members also helped distribute materials, and used their involvement and connection to other stakeholders, groups and constituencies involved in housing issues to publicize the Housing Element update, publicize the workshops and other opportunities for community input, and encourage participation in Housing Element update workshops and public hearings at the Planning Commission and Board of Supervisors. The Steering Committee members also helped directly contact and gather input from traditionally harder-to-reach groups, including disabled populations, ESL populations, lower-income groups, seniors, the

homeless, and others, to ensure that these groups were represented in the Housing Element update.

Stakeholder Workshops

The County held a stakeholder workshop on the Housing Element update, prior to creation of the draft Housing Element. The stakeholders invited to the meeting represented a broad range of involvement in housing issues, including affordable housing developers, private market-rate housing developers, environmental advocates, business and trade group representatives, representatives of a variety of special needs groups, and others. The workshop had approximately 40 participants. In a round-table format, the stakeholders offered input on the County's housing needs, their individual experiences working on housing issues and housing development in the County, the effectiveness of the County's current policies, and potential changes to County policies and regulations. These stakeholders were also each directly invited to participate in the community workshop to review the draft Housing Element, described below.

Community Workshops

The County held three public community workshops, two prior to creation of the draft Housing Element, and one to receive comments on the draft Element. The first two workshops were held in North Fair Oaks and in Half Moon Bay. The final workshop was held at County Center in Redwood City.

The workshops were publicized through press releases, newspaper advertisements, brochures, posters posted at various locations, emailing to a wide variety of community partners, outreach by Steering Committee members, County websites, and notices and handouts available at the Planning and Building Department and Housing Department. To ensure that adequate notice of the workshops was provided to typically harder-to-reach populations, including lower-income groups, ESL speakers, disabled populations, seniors, and others, notice was provided at local community centers, health clinics, senior centers, and libraries, and distributed through organizations representing the elderly, disabled populations, the homeless, farm-workers, day laborers, and a variety of other groups representing potentially hard-to-reach populations. All notices and materials were provided in English and Spanish, and translation was available at all workshops. All materials were published and distributed in both the coastal and bayside areas of the County, and workshops were held on the bayside and on the coast.

A summary of comments received at the workshops is included in the Appendix.

Interviews

The County conducted direct interviews with a number of stakeholders, including representatives of service organizations, community groups, and nonprofits engaged in housing issues with various segments of the community, including

farm-workers, day laborers, ESL populations, the homeless, seniors, and other populations. The results of the stakeholder interviews are included in the Appendix.

Brochures

The County produced informational brochures in English and Spanish for the Housing Element update. The brochures provided information on the update, provided notice of public workshop dates and locations, highlighted key housing issues, described additional opportunities for public participation, included contact information for County staff, and included mail-back surveys of housing needs (described below), and information on the link to the web-based version of the survey. The brochures were distributed through the Planning and Building Department and the Housing Department, distributed to local libraries, community centers, senior centers, health clinics, and day labor centers, provided to Steering Committee members in paper and electronic format for distribution, and provided for distribution to County partners representing the elderly, disabled groups, ESL populations, the homeless, and other traditionally under-represented groups. Copies of the brochures are shown in the Appendix.

Survey

The County prepared a survey of County housing issues, to obtain public feedback on the issues most critical to County residents. The survey was prepared as a pre-paid, mail-back paper survey, in both English and Spanish, distributed as an insert in the brochures described above, and as an identical online survey, accessible through the County website. The survey form, and a summary of responses, is provided in the Appendix.

Website

The County created and maintained a website describing the Housing Element update, providing information on housing issues, providing notice of meeting and hearing dates and other key dates and deadlines, and providing access to the current Housing Element, the online survey, electronic versions of the informational brochure, contact information for County staff, and other information.

Summary of Input and Other Materials

A detailed discussion of public, stakeholder, and steering committee input received through the public participation process is included in the Appendix. The Appendix also indicates how the policies and programs in the updated Housing Element address the comments and input received. Samples of the materials used in the public participation process are also included in the Appendix.

Appendix: Public Outreach Materials and Detailed Public Comment

This appendix describes the County's public outreach and input process for the Housing Element update, provides a detailed summary of public, community and stakeholder feedback received, and indicates how public input was addressed in the Housing Element.

Community Outreach

The community outreach strategy was developed to inform and receive input from the public on the San Mateo County Housing Element Update, in order to assist staff in refining housing policy and program direction for the County. The informational materials created for the update included an educational brochure in English and Spanish, informational posters and flyers in English and Spanish, a website, information distribution by mail and email, and press releases to local media outlets. The community engagement tools for the Housing Element Update process included the following:

- *Mail-Back (MB) and WEB surveys:* The MB assessed community members' housing needs and solicited input regarding housing issues in the county. The educational brochure included the MB to be returned to the County. The online website includes questions identical to that of the MB.
- *Community Workshops:* Two (2) initial two-hour, bi-lingual Housing Element Update initial community meetings were held in two locations—North Fair Oaks (Bayside) and Half Moon Village (Coastside)—to inform the public about the Housing Element update process, and obtain community input on the update process and on housing issues. Large and small group discussions at the workshops, as well as responses provided via comment cards, were recorded.
- *Stakeholder Meeting:* The County held one stakeholder meeting, with approximately 40 participants with involvement in housing issues, including housing advocates, non-profit groups, representatives of special needs communities, developers, labor groups, public sector representatives, business representatives, and others. The purpose of the stakeholder meeting was to gather perspectives on housing issues and opportunities in the County from key community leaders and stakeholders with specific knowledge of a variety of housing issues in the County.
- *Stakeholder Interviews (7):* The purpose of the stakeholder interviews was to gather more detailed feedback on housing issues and opportunities in the County from key stakeholders who work and have experience with under-served populations, such as seniors, community members with disabilities, and Spanish-speaking residents. Stakeholders represented the Puente de la Costa Sur, the Multicultural Institute, San Mateo Aging

and Adult Services, the County Health Department, and members of the North Fair Oaks community.

- *Community Conversations:* Threshold 2009, a community driven campaign to build public awareness and collect public input on housing issues and options in San Mateo County, gathered input related to housing issues and the Housing Element Update at a Community Conversation in Half Moon Bay. The purpose of the community conversation was to provide residents and employees with an opportunity to express their views on housing choices Countywide, while participating in a smaller scale dialogue in local communities.
- *San Mateo County Aging Model: Better Planning for Tomorrow:* The County's Aging and Adult Services Department produced a publication reviewing County aging trends, the implications for the housing needs of older County residents, and the implications for housing policy in the County.

Key Findings and Responses

The following key findings and responses from the various forms of community outreach are shown below, combined into general topic areas and categorized by topic question or topic area. The source of each response is shown in parentheses (WEB = web survey; CW-NFO = Community Workshop in North Fair Oaks; CW-HMV = Community Workshop in Half Moon Village, SW = Stakeholder Workshop, SI = Stakeholder Interview, CC-HMB = Community Conversation in Half Moon Bay, SMCAM = San Mateo County Aging Model: Better Planning for Tomorrow). To the extent that the feedback is addressed in the updated Housing Element through specific policies or programs, a description is provided in [brackets], with the policy noted in **bold**, after the comment. If no policy or program is referenced, the comment is not specifically addressed in the revised Housing Element policies and programs.

1. *Tell us about your interest in San Mateo County housing issues.*

Personal Housing Situation

- My roommate and I currently need housing as we are being displaced by retail development. (CW-HMV) [This is not currently an issue in the unincorporated County areas, as no new retail development projects are replacing residential development, but Housing Element policies, including **HE 6**, **HE 16**, and **HE 17** address this potential issue].
- Although my family has not directly been affected due to the housing situation, our neighborhood has suffered. There is an increase of rental units that are overcrowded and raise concern about affordable housing. (CW-HMV) [The policies listed in **HE 2** address potential issues of substandard residential conditions.]
- It's difficult for youth families beginning careers. (WEB) [This is a broad affordability issue addressed in various HE policies]

- I want to retire in the County. (WEB) [This is a broad affordability issue, as well as an issue of sufficient and appropriate housing for older residents, addressed in **HE 27** and **HE 36**.]
- I want to move to a more affordable location. (WEB)
- It's hard to build without being met by fees, barriers, etc. (WEB) [**HE 37**, **HE 38**]

Organization Representation

- I work for Shelter Network and am interested in homelessness, shelters, and voucher (Section 8) programs. (CW-HMV)
- A long time involvement in homeless/low-income/very low-income needs has led me to be heavily involved in housing issues at city and County levels for the past 15 years, including advocacy that helped to establish *HEART*. (CW-HMV)
- I am a member of the local organizing committee at Saint Matthew's Catholic Church, San Mateo, CA. We are actively involved in housing issues, specifically affordable housing & property foreclosures. Our organization has sponsored a housing resource fair that provided residents an opportunity to meet with lending institutions, legal advisors, etc. (CW-NFO)
- I have been working in San Mateo County housing issues for the past 10 years and I currently work to provide housing for the mentally ill and people who use drugs and alcohol. (SI)

Value-oriented

- Interested in promoting high-density housing, connections to services, transit, and green space. (CW-NFO) [**HE 16-20**, **HE 36**, **HE 38**, **HE 41**, **HE 46**]

2. Based on current conditions and trends, what do you think are unincorporated San Mateo County's most critical housing needs?

Homelessness and Shelters

- Need more services for the homeless. (CW-NFO) [**HE 27**]
- Single room occupancy units & studio units for low-income single adults are important for housing our homeless. (CW-NFO) [**HE 25**]
- We are seeing higher numbers (increased referrals to shelter) of homeless families. This does not include the number at high risk of homelessness or "doubled up." (CW-NFO) [**HE 15**, **HE 27**]
- Critical housing needs and "issues and challenges" (CW-HMV)
- Emergency housing in great need, as well as increased shelter capacity (CW-HMV)
- Make P.U.C. land accessible as parks and integrate into the community. (CW-NFO) [This concept will be integrated in the **North Fair Oaks Community Plan** update]

- The stigma of homeless shelters prevents farm workers and low-income residents from staying. (SI)

Transit-Oriented Development and Mixed-Use

- Encourage transit-oriented housing, high-density/mixed-use with parking. (CW-NFO) (WEB) [**HE 16-20, HE 36, HE 38, HE 43, HE 48**]
- Provide connections, walkability, mixed-use. (CW-NFO) [**HE 16, HE 17, HE 40, HE 45**]
- Create walkable neighborhoods. (CW-NFO) [**HE 16, HE 17, HE 38, HE 43**]
- Encourage “Community” building, car-sharing. (CW-NFO)
- A Caltrain shuttle and better pedestrian crossing over railroad would help County. (CW-NFO) [These suggestions are specific to North Fair Oaks, and will be addressed in the **North Fair Oaks Community Plan** update]
- Design is key! (e.g., parks, access, etc) (CW-NFO)
- Create greater/increased access to existing parks; build more community parks/open space near housing, especially high-density housing (should be required).
- Consider street closures and community centers as opportunities for community building. (CW-NFO)
- Model: retail with parking behind (like Menlo Park, Mountain View, etc.) (CW-NFO) [**HE 38**]
- Dog runs, dogs become problem as density increases. (CW-NFO)
- Mixture of housing types near public transit (CW-HMV) [**HE 16-20, HE 36, HE 39, HE 43, HE 48**]
- Accommodate job growth with transportation options to minimize traffic congestion. (CW-HMV)
- Re-examine parking standards. (CW-HMV) [**HE 38**]

Affordable Housing

- Create affordable housing for the very low-income households. (CW-NFO) (WEB) [Most policies and programs listed under **Goal 2**]
- Promote affordable housing, affordable home ownership. (CW-NFO) [Most policies and programs listed under **Goal 2**]
- Encourage small units (studios) for elderly/young singles with decreased parking requirements. (CW-HMB) [**HE 25, HE 32, HE 38**]
- Promote high-density housing. (CW-NFO) [**HE 19, HE 20, HE 36**]
- Encourage affordable housing, studios + SRO units. (CW-NFO) [**HE 25**, most policies under **Goal 2**]
- Create more affordable rental units for larger families. (CW-NFO) (SI) [**HE 27**]
- Consider rent control, increase affordability. (CW-NFO)
- Encourage co-housing/shared housing; share resources. (CW-NFO) [**HE 34**]

- Encourage rehabilitation of old hotels for single room occupancy (SRO); target homeless, extremely low income, persons with disabilities, supportive services on-site. (CW-NFO) [**HE 25, HE 27, HE 36**]
- Encourage more non-profit affordable housing. Needs to be better than current inclusionary policy. (CW-NFO) [**HE 20, HE 22, HE 26, HE 28, HE 30**]
- Provide more affordable housing for families and individuals on SSI and fixed incomes. (CW-NFO) [Various policies and programs under **Goals 1 and 2**, and others]
- I have a concern that adding housing never really solves the affordability problem.
- Consider second units/in-law units as affordable housing. (CW-HMV) [**HE 32**]
- Provide affordable housing for low income/moderate income families to stay in communities. (CW-HMV) [Various policies and programs]
- Provide housing for employees in the County. (WEB)
- Increase the amount of transitional, affordable rental housing. (SI) [**HE 27**]
- Section 8 subsidized housing is a tremendous need in the County. (SI) [**HE 5**]

Housing Programs

- HIP Housing: encourage more programs in North Fair Oaks. (CW-NFO) [This will be addressed through the **North Fair Oaks Community Plan** update]
- Provide more targeted housing funds for immigrants. (CW-NFO)
- Expand housing programs for supportive housing; rehab homes to include safety devices and involve community partners in rehabilitation. (CW-NFO) [**HE 1, HE 2, HE 36**]
- Existing housing stock is deteriorating with over use and is not maintained. (SI) [**HE 1, HE 2**]
- Farm workers, most of them undocumented, do not know about most housing programs or requirements. (SI) [**HE 27**]

Code Enforcement and Zoning Ordinances

- Most R1 and R2 zoned lots are built out, can't add units without converting other uses; there could be underutilized parcels in R3 commercial/industrial areas. (CW-NFO) [**HE 11, HE 12**]
- There seems to be a lot of vacant one-story commercial. (CW-NFO)
- Increase rental housing options and zoning capacity for it. (CW-HMV) [**HE 11, HE 12, HE 19, HE 20**, various programs]
- Need policies to prevent sprawl or large homes. (CW-HMV) [**HE 16-20, HE 36, HE 38, HE 43, HE 48**]
- Establish a "McMansion" development fee. (CW-NFO)
- Need to enforce codes on single-family units; high density should be designed for this! (CW-NFO) [**HE 2**]

- Also need better code enforcement for commercial/industrial; it's mixed up now (CW-NFO)
- If code is not being enforced now, how do we ensure it's enforced for new construction? (CW-NFO) [**HE 2**]
- Develop high density housing, rather than rezone open space land. (CC-HMB) [**HE 19, HE 20, HE 36**]

Condo Conversions and Rental Housing

- Build in flexibility for the community so that when the housing market and construction costs adjust, the community can respond. (SW)
- Since the ownership market was booming in recent years, little rental housing was being built. In Redwood City, less than five percent of units are rental apartments. We need to build more rental apartments. (SW) [Various programs under **Goal 2**]
- Absentee landlords are a problem in some communities. (SI) [**HE 2, HE 9**]

Special Needs Housing

- Need more single-level units, accessible housing for seniors (CW-NFO) [**HE 20, HE 27**]
- Special needs populations- small developments needed for groups with case management or assistance (physically disabled, vets, people with mental health, drug/alcohol issues, etc.). (CW-NFO) [**HE 27, HE 36**]
- There seems to be room for more senior only housing, special needs, and single occupancy. (CW-NFO) [**HE 20, HE 25, HE 27**]
- Need more supportive housing for people with special needs located within the community, veteran housing (CW-HMV) [**HE 27**]
- Provide more farm worker housing. (CW-HMV) [**HE 27**]
- Develop workforce housing close to transportation and jobs. (CC-HMB) [**HE 16, HE 17**]
- Consider baby boomers housing needs. (CW-HMV) [**HE 27**]
- Consider young professionals and people in need of affordable housing. (CW-HMV) [Various programs]
- Provide adequate senior housing. (CW-HMV) [**HE 20, HE 27**]
- Provide adequate housing for people with disabilities. (WEB) [**HE 27**]
- Include people with permanent supportive housing needs and developmental disabilities in the definition of those needing accessible housing. (SW) [**HE 27**]
- It's a challenge for adults with developmental disabilities to navigate the system. (SW)
- Create affordable housing that allows for people to age in place and includes care services for elderly people within their own homes. (SI) [**HE 27**]
- There is a lack of long-term care for the behaviorally challenged. (SI) [**HE 27**]

- Small, family-owned board-and-care facilities are shutting down in the County, leaving senior and disabled community members with unmet needs. (SI) (SMCAM) [**HE 27**]
- Multigenerational housing should be an option to meet the future needs of baby boomers. (SMCAM) [**HE 27**]

More Housing Needed

- Need more housing. (CW-NFO) (CC-HMB) [Various policies]
- Address the increase in aging and large-family households; consolidate parcels, offer more multi-family housing, more apartments. (CW-NFO) [**HE 14, HE 19, HE 20**, various policies under **Goal 2**]
- Existing SFR units are overcrowded. (CW-NFO) [Various policies]
- There is a serious housing shortage. (CC-HMB) [Various policies]

Safety

- There are too many cars speeding, parking, etc.; we need better planning! (CW-NFO)
- Overcrowding exacerbates car problem; existing density is not safe/healthy density. (CW-NFO)

Foreclosures

- Due to economic hardships there is an increase of people losing their homes and not able to afford market-rate rental units. (CW-NFO) [Various policies under **Goal 1, Goal 2**]
- St Matthews L.O.C. is concerned about acquisition of foreclosed properties by property management firms (both local and out-of-town concerns) and/or individuals that are building up their real estate holdings. Investors taking advantage of the current housing market conditions are reducing property values in many cases due to neglect of properties (i.e. absentee landlords). (CW-NFO) [**HE 2**]

Infrastructure and Resource Challenges

- Transportation is key. (CW-HMV) (SI) [**HE 17, HE 38**, various policies under **Goal 3**]
- Seems like the County drags its feet on infrastructure, etc. (CW-NFO) [**HE 21**]
- Consider emergency infrastructure. (CW-HMV)
- Schools need to be addressed. (CW-NFO)
- Public transportation is a problem; parking remains a challenge in North Fair Oaks. (CW-NFO) [**HE 17, HE 38**, various policies to be addressed in the **North Fair Oaks Community Plan** update]
- Promote green building standards. (CW-HMV) [**HE 49**]
- Infrastructure is currently the primary constraint for increasing density and building affordable housing in unincorporated areas. (CC-HMB) (SI) [**HE 21**]

- Need adequate resources to support housing, especially recycled water. (CC-HMB) [HE 21; water recycling will be assessed in the **North Fair Oaks Community Plan** update, and will be explored in other areas as part of the **General Plan** update]

Barriers to Development

- Can't develop on protected land. (CW-HMV)
- Coastside has potential and need for new housing, but there are many more barriers than other parts of the unincorporated county. (SW)

3. Are the existing programs and policies in the County meeting housing needs?

- I believe they are still appropriate, and I appreciate the opportunity to provide feedback. (CW-HMV)
- I recommend that the Housing Element include a proposal for a policy of 25% BMR because the fraction of low/very low units is (171+172) 343/1506 (more than 20% of the total required). (CW-NFO)
- Add Jobs/Housing linkage. (CW-NFO) [HE 31]
- As population increases we need to look at equity; i.e., access to services, open space, and clean air. (CW-NFO)
- Need to add more emphasis on shared housing, studios + SRO units for students (Belmont, Atherton, etc.) and for other single adults. (CW-NFO) [HE 20, HE 25, HE 34]
- Redwood City needs more housing for low/extremely low- and very low-income. (CW-NFO)
- Housing programs are not meeting the needs of low-income residents. (WEB) [Various policies]
- Condo conversion policy hasn't applied because the vacancy rate has not been under four percent, which is the trigger point. (SW)
- It seems that the policies are not successful, it is possible that the in lieu fee are not successful. (SW)
- It's important to have inclusionary housing, but there needs to be time for the market to adjust. Best practices demonstrate that more counties are adding this requirement; it's becoming a less critical deciding factor for developers. (SW)
- If the County is not providing the right mix of units, the policies aren't working. (SW)
- The condo conversion policy seems successful. (SW)
- We need solutions for streamlining and perhaps we need an ombudsman. Redwood City Precise Plan is a good example. (SW)
- Housing program need is greater than the existing program capacity. (SI)
- Housing-related programs in the County have a long wait list. (SI)
- Coastside farmworker housing helped meet a need. (SI)

4. What improvements can be made to the County's housing programs? What new policies should be developed to address emerging issues and challenges?

Development Requirements and Application Process

- For specific plans (such as the North Fair Oaks specific plan), the County needs to do an area-wide EIR. (SW) [The County typically does area-wide EIRs for Community Plans and Community Plan updates. The **North Fair Oaks Plan** update will include area-wide environmental analysis.]
- The County should coordinate different agency applications. (SW)
- Regulations are a big constraint to housing development on the coast. (SW)
- Height limit requirements are an issue. These requirements need to be discussed to allow viable retail, mixed use developments, etc. (SW) [**HE 11, HE 36**]
- The County needs a “housing expediter” to facilitate projects as they move through the system. (SW)
- Support developer requirement to offer some units that are affordable to mid- and lower income families when building new market-rate developments. (CC-HMB) [**HE 30**]
- Require new assisted-living developments to set aside a certain number of affordable units. (SI) [The **Inclusionary Housing Ordinance** already applies to assisted living projects that include individual units; **HE 30**]

Parking

- Parking requirements should encourage walkable communities; parking should be behind buildings with mixed use and density, even in rural areas. (SW) [**HE 38**]
- Make parking site-specific (e.g., based on unit size, proximity to other parking, etc.) [**HE 38**]
- Examine residential versus retail parking, staggered day and night parking, etc. (SW) [**HE 38**]
- Decrease parking requirements. (CW-NFO) [**HE 38**]

Fees and Incentives

- Create zoning incentives. (CW-NFO)
- We are in favor of implementing a commercial linkage fee to subsidize affordable housing programs. (CW-NFO) [**HE 31**]
- Provide tax incentives for business. (CW-HMV)
- Ensure better enforcement of codes for absent landlords; support property management improvements. [Various programs under **Goal 1**]
- Incentives for non-profit property managers/owners/developers (CW-NFO) [Various policies]

- Commercial Linkage Fee to generate funds for housing, like Menlo Park/Sonoma County. Coordinate with 21 Elements to enact ordinances throughout County. (CW-NFO) [**HE 28, HE 31**]
- Incentives for economic developments. (CW-HMV)
- Building codes need to be enforced. (WEB) [Various programs under **Goal 1**]
- In-lieu fees can produce more units than the same funds do if invested in inclusionary units. (SW) [**HE 30**]
- Revisit incentives for housing developers to provide low-income units. (SW)
- County does allow concessions, but should allow density, affordability concessions, etc. (fee breaks, relief from zoning or setbacks, etc.) similar to the City of San Mateo. (SW) [These concessions are included in the current Housing Element, and will be continued in the revised Housing Element]
- Developers and new residents should financially support future housing needs; all San Mateo County residents, homeowners and businesses should be partially responsible. (CC-HMB)
- Provide incentives to developers to include below-market-rate housing in new developments (e.g. reduced parking requirements, smaller setbacks, etc.). (CC-HMB) [These incentives are included in the existing Element, and will be continued in the revised Element, in addition to changes described in **HE 38**]

Affordable Housing

- 343 (Extremely Low Income/Very Low Income) divided by 1,506 units = 20% BMR; County should increase BMR ratio. The County could be a leader for communities in County. (SW)
- Promote modular housing. (CW-HMV)
- Promote manufactured housing. (CW-HMV)
- Create affordable housing that is attractive. (WEB)
- Foreclosed properties are opportunities for affordable housing. (CW-HMV)
- Revisit emphasis on very low-income housing—see where need is. Very low-income units are very high cost and take a lot of subsidy dollars. (SW)
- Use pipeline approach for affordable housing—funnel resources to the top project, then to the next project, etc. Need a group of interested parties to meet to target this. (SW)
- Offer amnesty for existing second units. (CW-HMV) [**HE 10, HE 32**]
 - With funding to bring up to code
 - Funding and guidelines to build or convert to second units
 - Use rehab funds for second units
- Include market rate housing in North Fair Oaks. (SW) [This will be addressed in the **North Fair Oaks Community Plan** update.]
- Dedicate public funds set aside to build affordable housing for low-income households or people with special needs. (CC-HMB) [**HE 27**]

Housing Programs

- Provide more access to vouchers, more programs for first time buyer or homebuyer programs. (CW-NFO)
- Provide financial support. (CW-HMV) [Various programs under **Goal 2**]
- Create programs modeled after “ways to walk” that are shorter term and effective.
- Promote self-sufficiency. (CW-HMV) [**HE 27, HE 33**]
- Incentivize telecommuting or work-from-home options. (CW-HMV)
- Expand home-sharing programs. (CW-HMV) [**HE 34**]
- Rehabilitation of rental properties is important, too. (SW) [Various policies under **Goal 1**]
- Section 8 vouchers are not relevant to Spanish-speaking residents and workers; these community members are seasonal and tend to be undocumented. (SI)
- Develop policies that provide no or low-cost loans for people who provide housing for farmers to help upgrade facilities and replace shared spaces, kitchens, heaters, insulation, etc. (SI)
- There is more need for housing programs than there is capacity in the County. (SI)

Employee Housing

- Collaborate with large new employers – e.g., Stanford Medical East, New Costco – for creating County on-site housing or linkage fees. (CW-NFO)
- Provide farm worker subsidies. (CW-HMV) [**HE 31**]
- Encourage employer-assisted housing. (CW-HMV)
- There has been support on the coast for workforce housing in the past. (SW)
- There is no investment from the County for farm worker affordable housing; the current model needs to be specifically tailored to seasonal and migrant workers. There are some models of farm worker housing on wineries in Sonoma County. (SI)

Foreclosures

- There is foreclosure caseload stress at non-profits; need more funding for case managers. (CW-NFO)
- Need more foreclosure prevention, financial consulting at low cost for low-income persons who are homeowners. (CW-NFO)
- Collaboration and funding of not-for-profit agencies that serve individuals facing property foreclosure. [**HE 28**, various programs under **Goal 2**]

Special Needs

- Provide housing and services for special needs populations. (CW-NFO) [**HE 27**]
- Provide more housing and transitional housing for homeless or at-risk of

homelessness [HE 15, HE 27].

- Provide more funding for emergency housing and for people at-risk for homelessness. (CW-HMV) [HE 27]
- Provide increased housing for homeless on the Coastsides. (CW-HMV)
- We need more flexibility and creativity in providing for people with disabilities, including seniors with disabilities. (SW) (SI) [HE 27]
- Develop apartment housing for seniors and aging community members with support systems provided within the housing development. (SI) [HE 27, HE 36]
- Support adaptable homes by enabling ramp and housing accessibility projects. (SI) [HE 27, HE 36]
- San Francisco County's transitional housing program could serve as a model program for San Mateo County. (SI)

Green Building and Water Conservation

- Promote green building standards. (CW-HMV) [HE 49]
- Promote recycling education and composting. (CW-HMV) [The County's Recycleworks program addresses this]
- Promote gray water collection. (CW-HMV) [The **North Fair Oaks Community Plan** update will explore this, and the County's **General Plan** update will also explore the possibility of gray water collection/water recycling]
- A self-contained wastewater package would solve many problems on the coast. (SW)
- Educate the community on climate change legislation (including SB375 and AB32).

Funding

- Support dedicated permanent funding source in Sacramento. (CW-HMV)
- First-time homebuyer loans are critical right now since funds from local cities and community college districts are drying up. (SW) [Policies under **Goal 2**]
- Farm worker families in rural County are not provided for (overcrowded housing, homelessness). The County needs to carve out money for rural housing. (SW)
- Need housing rehabilitation funds targeted at seniors and people with disabilities. (SW) [HE 27]
- Leverage funding in areas where other funds exist. (SW)
- County should explore other funding sources—collaborate with and lead cities in search of funding. (SW) [HE 40, HE 41]

Transit-Oriented Development and Land Use

- Promote air quality, T.O.D., mass transit, increase in affordability percentage with developments. (CW-NFO) [HE 17, HE 38, HE 43]
- Support transportation links, such as BART down the peninsula linked to

- bus and rail. (CW-NFO)
- Build on smaller lots without standard setback requirements. (CW-HMV) **[HE 18, HE 19, HE 20]**
 - Adjust zoning requirements
 - Small homes on small lots
- Encourage building housing, parks, and tennis courts over parking lots. (CW-NFO)
- Locate housing near appropriate areas (downtowns). (CW-HMV) **[HE 17]**
- Encourage second units near public transit services. (CW-HMV)
- Build/expand adequate public transit on Coastsides. (CW-HMV)
- Promote health and quality of life with land use. (WEB)
- TOD could be a formal priority. (SW) **[HE 17, HE 38, HE 43]**
- Encourage the availability of transportation near housing and centralized businesses on the Coastsides. (CC-HMB)
- Frame this as “density/infill”—in the rural County, there are no transit opportunities, but there is still a need for more density. (SW) **[HE 17]**
- Attract people who want transit, biking, etc. Use the land for development instead of parking. (SW)
- Parking changes could encourage TOD. (SW) **[HE 38]**
- Create more mixed-use developments over retail. (CW-HMV) **[HE 17]**
- Study the success of policies (e.g., SSF experiment with BART, NPH study on car ownership), and adjust the numbers and requirements based on the results. (SW)
- Car-sharing services would provide for residents who do not own private automobiles. (SW)
- Decouple parking. (SW) **[HE 38]**
 - Example: El Granada
 - Urban areas
 - Shelter or a hostel
 - Warming shelter

Potential Future Housing Locations

- Look at every vacant site as a potential future housing development location. (SW) **[HE 21–HE 23]**
- North Fair Oaks is one of the best places for mixed-use residential. (SW) **[HE 16, HE 17]**
- Develop zoning regulations so that when funds become available, things are ready to go (e.g., utilities, etc.). (SW) [Various policies]
- Identify County properties, especially along transit corridors, that are potential future housing development locations. (SW) **[HE 22]**
- Focus new housing developments near jobs. (SW) **[HE 16, HE 17, HE 43]**
- Clarify the process of conveying surplus County properties to nonprofit organizations. (SW) **[HE 22]**
- Consider flexibility in minimum lot sizes in target areas. (SW) **[HE 18, HE 20]**

- Consider granny flats and allowing second units. (SW) [HE 32]
- Consider the following opportunities: a) all vacant and underused land in the County, b) surplus land the County owns or controls, and c) land the County owns or occupies to ensure that this is the best use [HE 20–HE 23]
- Consider high-density housing in transit corridors such as El Camino Real that is supported by public transportation and conforms to climate legislation. (CC-HMB) [HE 17, HE 43]
- Develop new housing in existing facilities, with grocery stores and transportation. (SI) [HE 17, HE 44]
- Ensure there are mobility options available and in proximity to senior housing. [HE 17, HE 27, HE 44]

5. *What messages about housing would you like to give key decision-makers?*

- The need for affordable housing is great. (CW-NFO)
- Mechanisms to secure revenue to build and/or rehabilitate existing housing stock need to be investigated on an ongoing basis. (CW-NFO)
- More housing does not equal affordable housing. (CW-HMV)
- More housing for very low/low needs. More specifically more incentives for inclusionary units. (CW-HMV)

General Questions, Comments, and Answers

The following are questions asked during the Community Workshops, along with the provisional answers provided at the time by County staff and project team members.

- How does the housing element relate to General Plan (GP)?
 - It is part of the GP, but it is updated more regularly.
- What are housing unit sizes based on?
 - Typically standardized to a household of four.
- Will the County examine site zoning, etc.?
 - Not discussed at this meeting, but yes, later in the process.
- In North Fair Oaks, what percentage of land might be suitable for development?
 - Small parcels throughout the area and possibly some industrial areas may be suitable.
- Does “RHNA” consider what’s already dense? Which cities already have affordable housing etc?
 - In San Mateo County, the cities and County negotiated the RHNA’s.
 - The allocation of regional housing need considers jobs-housing balance.
 - RHNA is also based on City GPs and population projections.
- Is there a central website for RHNA’s?
 - Yes, the ABAG website.

- County must study all potential sites and provide enough for 1,506 units in the unincorporated county.
- How many of 1,200 units built 1999-2006 were in North Fair Oaks?
 - Not sure at this moment, we will check for you (see **Section 3**)
 - Many of the multi-family units were developed in Colma (see **Section 3**).
- In addition to ECR, are there other transit housing opportunities?
 - Yes: near BART, Caltrain, Samtrans,
 - Bus Rapid Transit (BRT).
 - Dumbarton, High Speed Rail will be considered.
 - Other modes include: bike, pedestrian, etc.
- Does the Housing Element include connections to park/open space?
 - Not now, but the update could address this.
- Is there a set-aside housing unit number for people with disabilities?
 - No, there is no specific set-aside. There is nothing in the private market although there are some incentives for affordable housing requirements.
 - Housing Department has been prioritizing housing for special needs populations.
- Is it really good to have this much growth? Can't destroy the area!
 - The County will look at both undeveloped and underutilized areas and will try to preserve open areas.
 - The County must respond to state mandates and cannot exclude people.
 - Element provides an opportunity to manage growth to be low impact
 - Jobs and weather attract people to San Mateo County.
- What special needs in NFO are being addressed?
 - This will be assessed and addressed in NFO Community Plan.
- We would like to request a map showing the jurisdictional boundaries of unincorporated San Mateo County. Would be helpful. Most people relate to their own city/neighborhood and may not realize what area unincorporated San Mateo County encompasses.
- Will policies and programs cover housing funding/subsidizing?
 - Federal and state money
 - Policies will make it easier to build
- Is the County eligible for the community development block grant?
 - County is eligible
- Is there a requirement for affordable units in housing developments?
 - Multi-family—any projects of 5 units or more must include 20% affordable
 - No requirement for single-family development projects
- How does ABAG determine “fair share”?
 - ABAG looks at population, job, growth, and need
 - The total fair share housing need for California is determined by state

- Where do homeless/very low income fit in?
 - Policies and funding programs will be included in the element update and priority will be given to affordable units.
- Is there a penalty for not providing for the fair share housing need allocations?
 - The Housing Element could be invalid.
- Could the fair share numbers change between now and 2014?
 - Not until the next housing element cycle.
- Are there second unit regulations?
 - Yes, and there are legalization policies also.
- How much land is zoned multi-family in the unincorporated county?
 - Uncertain, but the update will assess this. The County may need more land zoned multi-family. (See **Section 9**)
- Are there any inclusionary requirements for accessible housing?
 - Yes, accessible housing may be substituted for affordable or below market rate housing, but there is no incentive per se to develop it. It may sometimes count for more than a typical BMR unit.
- How much is the in-lieu fee?
 - This depends on the project. It's intended, as a matter of policy, to be lower than the cost of producing the housing unit itself.
- Can people build new condos?
 - Yes, and new rentals can be built. Currently, though, the market is slow.
- What about coordination with the faith-based community?
 - It's a very ad-hoc process right now.
- Does the County have jurisdiction over properties adjacent to Caltrain or SamTrans?
 - Some, but limited opportunities in the unincorporated County.
- Do current regulations have flexibility?
 - Yes, some flexibility, but probably not enough.
- Is there a RHNA for the unincorporated county?
 - Yes, 1,506 total housing units.



condado de san mateo

actualización del elemento de vivienda ENCUESTA

**Favor de
contestar la
mayor cantidad
de preguntas
posible. ¡Sus
respuestas son
importantes!**

Favor de entregar esta encuesta al Condado. Puede enviar **por correo** (no más doble la hoja por el medio, ponga cinta en la parte abierta y mande por correo), o **en persona** al Departamento de Planificación. También puede mandar **por fax** al 650-363-4849.

Para más información, comuníquese con Rosario Fernandez al 650-363-1859 o rfernandez@co.sanmateo.ca.us.

- 1 ¿Cómo les afectó a usted, a su familia y a sus amigos la situación de las viviendas en el Condado de San Mateo?

- 2 ¿Cuáles cree que son las mayores necesidades de viviendas del Condado de San Mateo?

- 3 ¿Qué polizas y programas deberían ser desarrollado a fin de abordar nuevos temas y desafíos?

- 4 ¿Qué mensajes acerca de las viviendas le gustaría brindar a personas claves en la toma de decisiones?

- 5 ¿Siguen siendo apropiados los objetivos y las polizas del Elemento de Vivienda existente del Condado?

☐ Sí ☐ No ☐ No estoy seguro(a)

Comentarios: _____

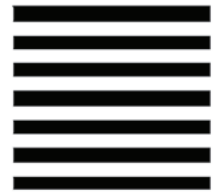
- 6 ¿Satisfacen los programas existentes del Condado las necesidades de vivienda de la comunidad?

☐ Sí ☐ No ☐ No estoy seguro(a)

Comentarios: _____



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COUNTY OF SAN MATEO
455 COUNTY CTR
REDWOOD CITY CA 94063-9804



condado de san mateo

actualización del elemento de vivienda ENCUESTA

**Responda la mayor cantidad de preguntas posible.
Sus comentarios sobre estas preguntas son muy importantes.**

Envíe esta encuesta al Condado. Puede entregar la encuesta **por correo** (simplemente doble la hoja, fije con cinta, y mételo en el correo), o en persona en el Departamento de Planeación. También lo puede entregar **por fax** en **650-363-4849**.

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(Aplique cinta
a 364)



san mateo county

housing element update **SURVEY**

Please answer as many of these as you are able. Your feedback on these questions is important!

Please return this survey to the County. You may return **by mail** (just fold in half, tape the open end and drop in the mail), or **in person** at the Planning Department. You may also return **by fax** at **650-363-4849**

For more information, contact William Gibson at 650-363-1816 or wgibson@co.sanmateo.ca.us.

1 How has the housing situation in San Mateo County affected you, your family, and your friends?

2 What do you think are San Mateo County's greatest housing needs?

3 What policies and programs should be developed to address new issues and challenges?

4 What messages about housing would you like to give to key decision makers?

5 Are the goals and policies in the existing County Housing Element still appropriate?

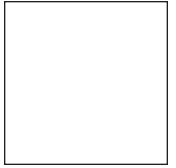
☐ Yes ☐ No ☐ Not Sure

Comments: _____

6 Are the existing programs in the County meeting housing needs?

☐ Yes ☐ No ☐ Not Sure

Comments: _____



William Gibson
San Mateo County
Department of Planning and Building

455 County Center,
Redwood City, California 94063

san mateo county

housing element update SURVEY

Please answer as many of the questions in the survey as you are able. Your feedback on these questions is important!

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san mateo county

housing element update

covering the unincorporated county

In San Mateo County...

- What kind of housing is needed?
- Where should new housing be located?
- What can be done to make housing more affordable and accessible for all?

En el Condado de San Mateo....

- ¿Qué tipos de viviendas se necesitan?
- ¿Dónde deben ser ubicadas las viviendas nuevas?
- ¿Qué se puede hacer para asegurar que las viviendas son más asequibles para todos?

you are invited

to share your ideas with us at one of the Community Workshops for the San Mateo County Housing Element Update:

September 24th

6:45 – 9:00 pm

Fair Oaks Community Center,
2600 Middlefield Rd.,
Redwood City, California

September 30th

6:00 – 8:30 pm

Half Moon Village,
9 Bloom Lane, Half Moon Bay, California

For more information, go to
www.co.sanmateo.ca.us/planning/housingelementupdate,
or call Will Gibson at (650) 363-1816.

nosotros le invitamos

a usted a compartir sus ideas durante uno de las Talleres Comunitarios para la Actualización del Elemento de Vivienda del Condado de San Mateo:

El 24 de septiembre | 6:45 – 9:00 pm

Fair Oaks Community Center,
2600 Middlefield Rd., Redwood City, California

El 30 de septiembre | 6:00 – 8:30 pm

Half Moon Village, 9 Bloom Lane, Half Moon Bay, California

Para más información, visite al
www.co.sanmateo.ca.us/planning/housingelementupdate,
o llame al Rosario Fernandez en (650) 363-1859.





san mateo county

housing element update

covering the unincorporated county

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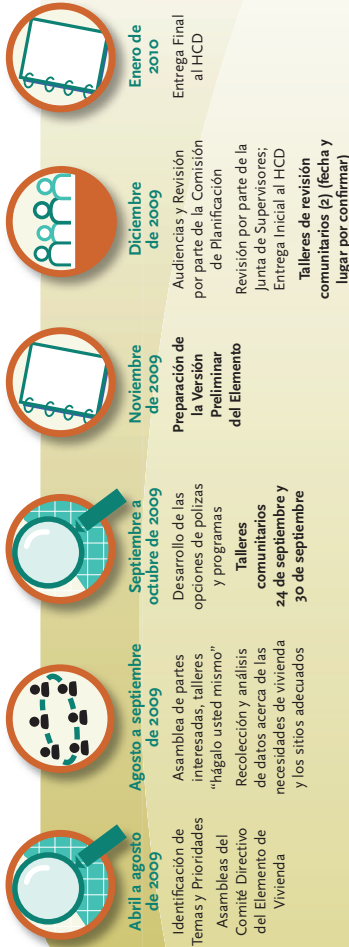
Half Moon Village, 9 Bloom Lane, Half Moon Bay, California

Para más información, visite al

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o llame al Rosario Fernandez en (650) 363-1859.



Cronología de la Actualización del Elemento de Vivienda



¡involúcrese!

Su colaboración con la actualización del Elemento de Vivienda es importante. Para obtener más información, comuníquese con:

Rosario Fernandez
Department of Planning and Building
455 County Center,
Redwood City, CA 94063

650-363-1859

rfernandez@co.sanmateo.ca.us

Available in English. Please visit:
www.co.sanmateo.ca.us/planning/housingelementupdate

¡venga a los talleres comunitarios!

► **Redwood City**
jueves, 24 de septiembre
6:45 pm

Fair Oaks Community Center
2600 Middlefield Road
Redwood City, California

► **Half Moon Bay**
miércoles, 30 de septiembre
6:00 pm

Half Moon Village
9 Bloom Lane (entre Monte Vista Lane y Arnold Lane)
Half Moon Bay, California

La disponibilidad y la calidad de las viviendas afectan a todos los que vivimos en nuestra comunidad. Ya sea que usted sea propietario o inquilino, que haya vivido en la zona toda su vida o que recién se haya mudado, que sea un empleado, propietario de negocios o visitante del Condado de San Mateo, las condiciones de vivienda del Condado afectan a nuestra comunidad, economía y calidad de vida.



condado de san mateo

actualización de elemento de vivienda

cobrando el condado no incorporado

verano/otoño 2009

El Condado de San Mateo actualiza su Elemento de Vivienda. El Elemento de Vivienda es el documento principal que establece las polizas de viviendas del Condado. Tiene como objetivo asegurar la provisión de un hogar decente, seguro y asequible para todos los residentes del condado no incorporado. Este folleto brinda información acerca del proceso de actualización del Elemento de Vivienda para las áreas no incorporadas del Condado, las condiciones actuales que rigen en el Condado, los programas de viviendas existentes, y las necesidades relacionadas con las viviendas asequibles.

1. Mantener y mejorar la calidad y la accesibilidad de los conjuntos existentes de viviendas, a fin de reducir el desplazamiento de los residentes actuales.

2. Fomentar la producción suficiente de viviendas nuevas, con un costo asequible y dimensiones diversas a fin de satisfacer las necesidades de viviendas de todos aquellos que residan, trabajen o que se anticipa que trabajarán o residirán en el Condado.

3. Proveer viviendas próximas a los sitios de trabajo, transporte y servicios comunitarios.

4. Garantizar el acceso equitativo de cualquier persona a las viviendas, independientemente de su edad, raza, género, orientación sexual, estado civil, etnia, ingresos, discapacidad u otros factores.

Durante los últimos cinco años, el Condado ha implementado políticas y acciones pensadas para alcanzar estas metas.

La actualización del Elemento de Vivienda es una oportunidad para que todos los miembros de la comunidad sean oído respecto a los temas relacionados con la vivienda que los afectan, y para que brinden ideas acerca de las necesidades, prioridades y políticas de vivienda del Condado. Su participación durante todo el proceso de actualización es crítico para que la actualización del Elemento de Vivienda sea exitosa y precisa.

Requisitos del Estado

Todas las ciudades y los condados de California hay que tener un Elemento de Vivienda. La ley estatal define los temas específicos que deben cubrirse, entre ellos:

- Una evaluación de las polizas y los programas de viviendas existentes
- Una evaluación de necesidades, basada en datos demográficos y las condiciones de las viviendas

- Un análisis de todos los posibles obstáculos para construir viviendas asequibles en la comunidad
- Un inventario de todos los sitios posibles donde se podrían construir viviendas
- Las metas, los objetivos y las polizas que definen la postura de la comunidad respecto de varios aspectos de las

datos del condado de san mateo

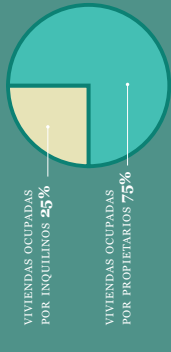
Población 2008
(Condado no incorporado) 65,844

Población anticipada, 2013
(Condado no incorporado) 67,372

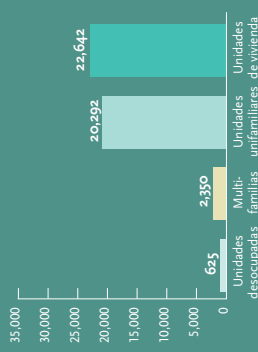
Tamaño promedio de la familia
(Condado no incorporado, 2008) 2.93

Ingreso mediano por familia del Condado de San Mateo (todo el condado, 2007) \$83,109

Ocupación (no incorporado)



2008 Viviendas del Condado de San Mateo (no incorporado)



Precios de venta medianos del Condado (enero, 2009) \$507,000

Renta promedio de una vivienda de un dormitorio (marzo, 2009) \$1,548

Renta promedio de una vivienda de dos dormitorios (marzo, 2009) \$1,732

Fuentes de datos: American Community Survey, 2007; Departamento de Viviendas del Condado de San Mateo (San Mateo County Housing Department), 2009; Departamento de Finanzas (Department of Finance) de California, 2008; ABAG, 2007; Claritas, 2008

viviendas, y el establecimiento de objetivos mensurables a fin de satisfacer las necesidades de vivienda

- Un plan de acción que identifique las medidas específicas que tomará la comunidad para implementar sus políticas de vivienda

Las leyes estatales exigen actualización periódica del Elemento de Vivienda. Se exige que el Condado actualice su Elemento de Vivienda en el año 2009. Una vez que está completa, el Elemento debe entregarse al Departamento de Viviendas y Desarrollo de la Comunidad (State Department of Housing and Community Development, HCD) para obtener la certificación.

El Estado no exige que las ciudades y los condados construyan en realidad las viviendas necesarias para satisfacer las necesidades de la comunidad. Sin embargo, sí exige que cada comunidad adopte políticas y programas que respalden el desarrollo de viviendas, y que designe terrenos adecuados con una densidad apropiada a fin de satisfacer las necesidades de vivienda.

- La asignación de refugio a los sin hogar "por derecho" en al menos un distrito zonificado en cada comunidad

- La implementación de demostraciones más estrictas que muestren que los sitios para viviendas identificados en el Elemento estén de hecho disponibles para la urbanización
- Un requisito que exige que se aborden las necesidades de las familias con ingresos extremadamente bajos (aquellos que ganan menos del 30% del ingreso mediano del área)

- Zonificación de terrenos para que exista una densidad de al menos 30 unidades por acre, a fin de cubrir las necesidades de vivienda de personas con ingresos bajos y muy bajos del condado.

¿Cuántas Viviendas Necesitamos?

Entre los años 2007 y 2014, el Condado de San Mateo tiene que designar terreno suficiente para la construcción de un total de 1,506 unidades de vivienda que sean asequibles para los niveles de ingresos que se enumeran a continuación.

La ley estatal exige que cada comunidad de California contemple su "porción justa" de las necesidades de viviendas de la región a través del Elemento de Vivienda. La Asociación de los Gobiernos del Área de la Bahía (Association of Bay Area Governments, ABAG) es la entidad responsable de asignar la "porción justa" de este total a los nueve condados y cien ciudades del Área de la Bahía. En el Condado de San Mateo, la ABAG ha delegado esta responsabilidad a una junta de colaboración conformada por el Condado y las veinte ciudades dentro del Condado. Al asignar la porción de viviendas correspondiente a cada jurisdicción, la junta de colaboración evaluó factores tales como el crecimiento del empleo, la capacidad de los servicios de agua y cloacas, la disponibilidad de terrenos, la cercanía al sistema de transporte y la demanda del mercado.

Además existen desafíos nuevos, tales como el aumento de las ejecuciones de hipotecas y la falta de financiación para las viviendas asequibles y a una tasa de mercado. La suba de los precios del combustible, la atención médica y los costos de los alimentos demandan una mayor porción de los ingresos de una familia, con lo cual resulta aún más difícil pagar el costo de una vivienda.

¿Qué Son las Viviendas Asequibles?

Viviendas asequibles hace referencia a las viviendas cuyos ocupantes destinan no más del 30% de sus ingresos al pago de la renta o hipoteca. Las viviendas para rentar asequibles están dirigidas por lo general a familias con ingresos bajos (aquellas que ganan menos del 80% de los ingresos medianos del área), mientras que las viviendas asequibles ocupadas por propietarios están dirigidas a familias con ingresos de bajos a moderados (aquellas que ganan menos

del 120% de los ingresos medianos del área). Sobre la base de las pautas federales para 2009, una familia de cuatro integrantes del Condado de San Mateo que gana \$90,500 o menos se consideraría de ingresos bajos. Los gastos mensuales de la vivienda de \$2,262 o menos se considerarían asequibles para dicha familia.

Instantáneas de los programas actuales de viviendas

El Condado de San Mateo ofrece numerosos programas de viviendas para residentes, incluso programas de hogar compartido, para quienes compran vivienda por primera vez, de desarrollo comunitario, de viviendas asequibles y para reparación de viviendas.

- Asistencia financiera para desarrolladores comunitarios asequibles.** Los programas de financiación de desarrolladores comunitarios incluyen, entre otros: Programa de Asociación de Inversionistas (Investment Partnerships Program, HOME), Subsidios Globales para el Desarrollo Comunitario (Community Development Block Grant, CDBG) Subsidios para Refugio de Emergencia (Emergency Shelter Grant, ESG).
- Rehabilitación de viviendas existentes.** Los programas de rehabilitación de viviendas son programas de préstamos que incluyen el préstamo y la asistencia técnica para clientes de ingresos bajos y muy bajos, a fin de que puedan reparar y

mantener sus hogares. Los propietarios inversionistas que renten viviendas a inquilinos con ingresos bajos y muy bajos también pueden recibir asistencia.

- Programas para quienes compran una vivienda por primera vez.**

Personas que compran una vivienda por primera vez reciben asesoramiento y asistencia para comprar una vivienda dentro del Condado de San Mateo.

- Programas de hogar compartido.** La HIP Housing es una organización sin fines de lucro que, ayuda a los residentes del condado crear un hogar verdadero, vincula a los proveedores de viviendas con quienes buscan viviendas a fin de pagar la renta, intercambiar servicios en lugar de la renta o una combinación de ambos.

Condado de San Mateo: asignación de necesidades regionales de vivienda 2007-2014

OTROS RECURSOS:
Sitio en Internet sobre la Actualización del Elemento de Vivienda del Condado de San Mateo: www.co.sanmateo.ca.us/planning/housingelementupdate
Departamento de la Vivienda (Housing Department) del Condado de San Mateo: <http://www.co.sanmateo.ca.us/portal/site/housingdepartment>
Departamento de Viviendas y Desarrollo de la Comunidad (Department of Housing and Community Development) de California: <http://www.hcd.ca.gov/>

NÚMERO DE UNIDADES DE VIVIENDA (NECESIDADES) ASIGNADAS	NIVEL DE INGRESOS (HOGAR DE 4)
172	Extremadamente bajo (hasta \$33,950)
171	Muy bajo (hasta \$56,550)
247	Bajo (entre \$56,550 y \$90,500)
291	Moderado (entre \$90,500 y \$116,160)
625	Por encima del nivel moderado (superior a \$116,160)
1,506	Total